

**SAMPLE  
MILLS**



**Fore Street  
Kingskerswell  
Newton Abbot  
Devon**

**£230,000**  
FREEHOLD





**Fore Street, Kingskerswell, Newton  
Abbot, Devon**

**£230,000 freehold**

A 2 bedroom, 2 reception cottage boasting much charm and character with many original features throughout, situated in the heart of this sought after village, close to local amenities including shops, pubs, church, health centre and with easy road access to Torbay and Newton Abbot via the A380 expressway.

The accommodation internally comprises entrance hall, sitting room, separate dining room, and kitchen/breakfast room on the ground floor, with 2 double bedrooms and a bathroom on the first floor.

Outside, there is a small garden to the front with pathway approach to the front door. The rear garden is of a good size, being laid to gravel and lawn, fully enclosed by mature hedging and fencing. There is also a good size workshop/shed at the end of the garden.

Further features include gas central heating (the Vendors are in the process of having a new boiler installed) and uPVC double glazing. The house has been fully rewired this year.

It is possible to get a permit for the Fore Street car park (approximately £300 per year).

An internal viewing is highly recommended to appreciate the many character features the property has to offer.



uPVC half double glazed door through to

### Entrance Hall

Single panelled radiator. Tiling to dado height. Decorative tiled staircase rising to first floor. Exposed beam and stonework. Door through to

### Sitting Room - 3.51m x 3.48m (11'6" x 11'5")

Tiled feature fireplace on hearth with mantel surround. TV point. Single panelled radiator. uPVC double glazed window to front. Fitted shelving. Decorative glazed windows. Tiled floor.

### Dining Room - 4.50m x 3.45m (14'9" x 11'4")

Wood burner set within feature stone fireplace on hearth with mantel surround, and seating to one side and fitted unit to the other. Tiled floor. Understairs storage cupboard. Step up to

### Kitchen/Breakfast Room - 4.67m x 4.37m (15'4" x 14'4")

Inset Belfast style sink unit with mixer taps. Wooden worktop surface areas. Fitted wall and base units. Gas cooker point with extractor hood above. Plumbing for washing machine. Space for fridge freezer. Flagstone style floor. Tiled walls. Skylight. Recess for further appliance. uPVC double glazed window overlooking the rear garden. Wall hung gas boiler for hot water and central heating system. Spotlight points. uPVC double glazed sliding door to rear garden.

## FIRST FLOOR

### Half Landing

Fitted shelving.

### Bathroom/WC - 2.62m x 1.85m (8'7" x 6'1")

Panelled bath with fitted shower. Inset wash hand basin with cupboard below. Low level WC. Radiator. Tiled floor. Partly tiled walls. Obscure uPVC double glazed window.

### Main Landing

Single panelled radiator. Hatch to roof space.

### Bedroom 1 - 4.52m x 3.43m (14'10" x 11'3")

Cast iron feature fireplace on hearth with mantel surround. Single panelled radiator. uPVC double glazed window to front enjoying views over towards The Tors and countryside.

### Bedroom 2 - 3.43m x 2.87m (11'3" x 9'5")

Feature fireplace on hearth. Single panelled radiator. uPVC double glazed window overlooking the rear enjoying views over towards Stoneycombe. TV point.

## OUTSIDE

To the front of the property is an area laid to gravel with bushes, plants and a pathway approach.

To the rear of the property there is an area which has been laid to gravel with stepping stones to a further area laid to lawn with bushes running to one side. There is also further storage, and in addition there is a workshop/shed on a hard standing. There is also an exposed beam serving as a bench.

## AGENT'S NOTE

Council Tax Band: 'B' £2034.84 for year 26/27

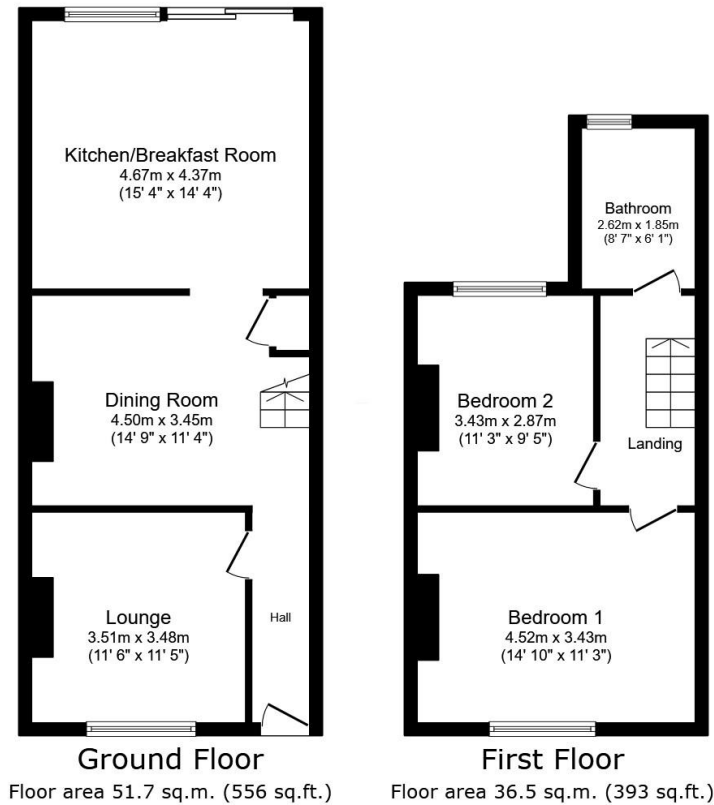
EPC rating: 'D'

Long term flood risk: Very low

The house was fully rewired in 2025

The Vendors are in the process of having a new boiler installed.





Total floor area: 88.2 sq.m. (949 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 78   C    |
| 55-68 | D             | 65   D  |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.